STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/19/04 10:38 2pgs
Fees:13.00 Taxes:1019.17
20040519-0058773

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Paul E. Johnson	Pulte Mortgage, LLC	104-15
2801 Westwood Avenue	7475 South Joliet Street	GROUP
Nashville, Tennessee 37212	Englewood, CO 80112	PARCEL 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand Four Hundred Fifty Dollars and Zero Cents ($275,450.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Katherine B. Crawford, a single person Margaret Rensenbrink, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul E. Johnson, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 50.0 feet of the northerly 140.0 feet of Lot No. 25 on the Map of Belair of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 25 fronts 50.0 feet on the southerly side of Westwood Avenue and runs back between parallel lines with the westerly margin of 28th Avenue, South, 140.0 feet to a dead line.

BEING the same property conveyed to Katherine B. Crawford, unmarried, and Margaret Rensenbrink, unmarried, as joint tenants with right of survivorship, of record as Instrument No. 200008090079100 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2801 Westwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our

heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of May, 2004.

Katherine B. Crawford

Margaret Rensenbrink

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Katherine B. Crawford and Margaret Rensenbrink, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee